

## DECREE

Minnie E Nichols

VS.

Harry J. Nichols

NO. 13,727 EQUITY.

In the Circuit Court for Frederick County,  
Sitting as a Court of Equity.

May Term, 1938

The above cause standing ready for a hearing, and being submitted, the Bill, Answer, Exhibits.....

.....and all other proceedings were by the Court read and considered

It is thereupon, this 11<sup>th</sup> day of May.....in the year nineteen hundred and thirty eight

by the Circuit Court for Frederick County, as a Court of Equity, and by the authority of said Court, ad-

judged, ordered and decreed, that the land and premises mentioned in these proceedings be sold, ~~reserving,~~~~however, to persons who are now or may hereafter be made parties to this~~  
~~suit the same rights in and to the proceeds of sale that they may now~~  
~~have in and to said real estate,~~

and that H. Kieffer DeLauter and Robert Clapp Egors

of Frederick County, be, and ~~they are~~ hereby appointed Trustee to make the said sales, and thatthe course and manner of ~~these~~ proceedings shall be as follows: ~~They~~ shall first file in theClerk's office of this Court, a BOND to the State of Maryland, executed by ~~them~~ with a surety, or sure-ties, to be approved by the Court, or the Clerk, thereof, in the penalty of ~~one thousand~~Dollars, conditioned for the faithful performance of the trust reposed in ~~them~~ by this decree, or whichmay be reposed in ~~them~~ by any future order, or decree in the premises. ~~They~~ shall then

proceed to make sale of the said Real Estate, having first given at least three weeks previous notice, in-

serted in some newspaper printed in Frederick County, and such other notice as ~~they~~ may think prop-er of the time, place, manner and terms of sale; which terms shall be as follows: One ~~half~~

purchase money to be paid in cash on the day of sale, or on the ratification thereof by the Court, the resi-

due in ~~six months~~ the purchaser or purchasers giving his,her, or their notes, with approved security and bearing interest from the day of sale, ~~or all~~~~Cash at the option of the purchaser or purchasers~~

and as soon as may be convenient after any such sale or sales, the said Trustee shall return to this Court a full and particular account of the same, with an affidavit of the truth thereof, and of the fairness of such sale or sales annexed, and on the ratification of such sale or sales by the Court, and on payment of the whole purchase money, and not before, the said Trustee, by a good and sufficient deed to be executed and acknowledged agreeably to law, shall convey to the purchaser or purchasers of the said property, and to his, her or their heirs, the property to him, her or them sold, free, clear, and discharged of all claim of the parties to this cause, and of any person or persons claiming by, from, or under them; and the said Trustee shall bring into this Court the money arising on such sale or sales, and the bonds or notes which may be taken for the same, to be disposed of under the direction of this Court, after deducting therefrom the costs of this suit, and such commission to the said Trustee as the Court shall

think proper to allow, on consideration of the skill, attention and fidelity wherewith ~~they~~ shall ap-pear to have discharged ~~their~~ trust.

Arthur D. Willard

Filed May 11, 1938